

ZBA STAFF REVIEW

Date Received: 9/30/20

PID #: B01016000

ZBA #: 20-00689

Property Address: 9 Surf Road

Zone: A

Applicant: Patricia Miller

Owner: THOM CHRISTOPHER DUGDALE & NICOLA

House Photo taken 6-2-20



Legal Description of the Project:

To convert lower level to storage and bring into FEMA compliance; to construct a new second floor, new front entry, addition over covered porch, pergola, bbq and expand pool over building and total coverage and over allowable building height in Residential A zone.

Variances Needed:

§13-6, Coverage; §13-5, Height;

§6-2.1.6, New non-conforming coverage; §6-2.1.3, Enclose non-conforming coverage; §6-3.3, Non-Conforming Height

History:

Does this work constitute New Construction Definitions per §5? Yes ☐ No ☒

Excavation & Fill Appl. Required? Yes ☐ No ☒

P&Z Site Plan/ Special Permit Appl. Required? Yes ☐ No ☒

Is this Application eligible for a Site Plan Waiver per § 43-5.2? Yes ☐ No ☒

CAM? Yes ☒ No ☐ Is CAM Site Plan Required? Yes ☒ No ☐ List Sections: §31-10.6.4

Is ARB review required? Yes ☐ No ☒

For Properties in Flood Zone:

Flood Zone/ Elevation (BFE): AE 13 + 1 = 14'

Proposed First Floor Elevation: 21.3'

Existing Average Grade: 12.1'

Additional Height earned per §6-3.3: 0.9'

Lot Area:

Gross Lot Area: 22,340 SF

Net Lot Area: 19,615 SF

☒ Wetlands ☐ Steep Slopes

| ZONE: | Variance? | Conforming? | Proposed | Existing | Required/ Allowed |
|---------------------|-----------|-------------|-------------------|-----------------|----------------------|
| Building Coverage: | YES | NO | 15.56% 3,052 SF* | 14.05% 2,734 SF | 15% 2,942 SF |
| Total Lot Coverage: | YES | NO | 23.83% 4,174 SF * | 25% 4,903 SF | 26.06% 5,112 SF |
| Setbacks: | | | | | |
| Front: | NO | YES | | | |
| Side: | NO | YES | | | |
| Rear: | NO | YES | | | |

Signs:

Existing:

Required:

Proposed:

Additional Information & Notes:

Non-Conversion Agreement needed to be recorded on land records before zoning permit issuance.
A.C Unit and portion of patio in side setback legalized per CGS §8-13a.

Proposed building height is 36.6' from average existing grade to peak of flat roof. 26.9' permitted per §6-3.3.

205 SF (135 front and 70 rear) exempt from building coverage per §6-2.2.

* Includes 205 SF permitted.

Proposed survey to be updated to included coverage for BBQ.

This application is now complete

Zoning Official Signature: *Michelle Perillie*

Date: 10/9/20